



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image									
Account	660006362													
Parcel ID	21N16E-07-3-00000-000-0000													
Cadastral ID	07-21-16-09780													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	303595													
LINGENFELTER, JOHN A &														
KATHERINE S														
2941 BERWICK														
CLAREMORE OK 74017-0000														
Parcel Location														
Situs	02941 W BERWICK													
Subdivision														
Lot/Block	/	Parcel Size	.5 - Acres											
Sec/Twn/Rng	7 / 21 / 16 / 3													
Neighborhood	2116 - UNPLATTED													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description														
Lat/Long: 36.31026394 -95.64707913														
TR IN GOV'T LOT 4, BEG 1120.36 N SE/C LOT 4, S 80-07 W 143.12 TO POB, N 18', S 86-03 W 182. 41'S 109.18', SELY ALG CURVE TO PT WHICH IS 182.38' N ELY FROM POB, N 31-39 E 182.38' TO POB														
Building Permits														
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
2127/329	SCHOLTENS, JEFFREY A &	09/13/2010	202,000	YES										
1931/908	DETTER, JOHN R &	01/31/2008	192,000	YES										
967/779	BROGDON, JOHN &	09/12/1994	148,000	Yes										
911/43	COLLINS, ROBERT HOWARD	04/07/1993	111,000	Yes										
904/713	SELLER	01/22/1993	0	No										
803/687			136,000	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	2011	Land Value	19,886	19,886	11%	2,187	Assessed	29,502						
Year Frozen	0	Improvements	251,066	248,321		27,315	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000						
TIF Project ID	0	Total Value	270,952	268,207		29,502	Total Taxable	28,502						
-93.00														
2,634.00														
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660006362	LINGENFELTER, JOHN A &	17	266,043	1000	27,643	2,555.00							
2024	2024-660006362	LINGENFELTER, JOHN A &	17	281,984	1000	26,809	2,478.00							
2023	2023-660006362	LINGENFELTER, JOHN A &	17	245,449	1000	25,999	2,382.00							
2022	2022-660006362	LINGENFELTER, JOHN A &	17	245,437	1000	25,998	2,407.00							
2021	2021-660006362	LINGENFELTER, JOHN A &	17	251,188	1000	26,570	2,346.00							
2020	2020-660006362	LINGENFELTER, JOHN A &	17	249,448	1000	25,767	2,359.00							
2019	2019-660006362	LINGENFELTER, JOHN A &	17	236,247	1000	24,987	2,314.00							
2018	2018-660006362	LINGENFELTER, JOHN A &	17	245,874	1000	25,532	2,359.00							
2017	2017-660006362	LINGENFELTER, JOHN A &	17	243,715	1000	24,759	2,274.00							
2016	2016-660006362	LINGENFELTER, JOHN A &	17	236,920	1000	24,009	2,253.00							
2015	2015-660006362	LINGENFELTER, JOHN A &	17	230,887	1000	23,280	2,100.00							
2014	2014-660006362	LINGENFELTER, JOHN A &	17	235,246	1000	22,573	2,093.00							
2013	2013-660006362	LINGENFELTER, JOHN A &	17	220,902	1000	21,887	2,003.00							



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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	0.5		
Non-Ag Acres	0.5188		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	22,598.00 x .88 = 19,886		
Factor Value			
Adjustments	1.0000		
Lot Value	19,886		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-10\IMG_006 5/10/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,952 / 2,701
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,952
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1988 / 29

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	351,278 130.05 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	251,066
Lot Value	19,886
Indicated Value	270,952 100.32 Per SqFt
Agland Value	
Site Improvements	
Total Value	270,952 100.32 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	97.07	Total Misc Impr	+ 13,971
Roofing Adj	+ 4.40	Garage Cost	+ 27,101
Subfloor Adj	+ -3.36	Total RCN	= 375,321
Heat/Cool Adj	+ 16.31	Depreciation (36%)	- 135,116
Plumbing Adj	+ 9.33	Lump Sums	+ 10,861
Basement Adj	+ 0.00	RCNLD	= 251,066
Adj Base Cost	= 123.75	Lot Value	+ 19,886
Total Area	x 2,701	Indicated Value	= 270,952
Adjusted Cost	= 334,249	Value Per SqFt	100.32

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	15522	13x12		156	32.53		5,075
PRCH	SLAB PORCH - COVERED	15523	50		50	33.03		1,652
WODO	WOOD DECK - OPEN	15524	32x17		544	21.24	6%	10,861



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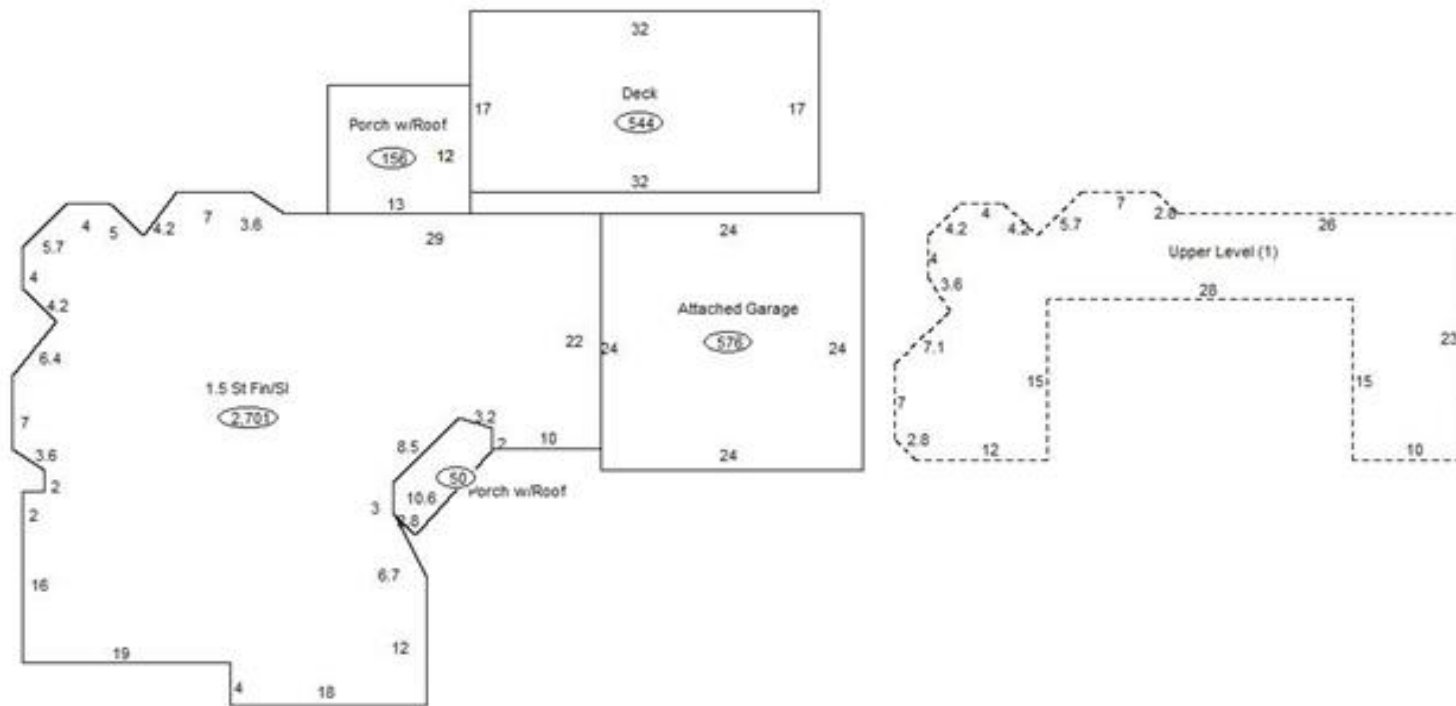
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,952	1.384	2,701
2	G	1		13	Attached Garage	576	1.000	576
3	M	PRCH		13	SLBC	156	1.000	156
4	M	PRCH		13	SLBC	50	1.000	50
5	M	WODO		13	WODO	544	1.000	544
6	U	^UL		13	Upper Level (1)	749	1.000	749
Total Building Area						1,952		2,701



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	2019	Eff Age
Valuation Summary			Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				